

Minutes

Leonia Planning Board

Wednesday November 19, 2014

Borough Annex

7:30 p.m.

Members present: Mr. Baron, Mr. Chace, Mr. Chung, Mr. Cassano, Mr. Minichiello, Mr. Petti, Mr. Russell, Mr. Stenken, Mr. Botten, Ms. Roland

Members absent: Mayor DeSimone, Mr. Ford, Mr. Wilds

Also present: Mrs. Evans, Mr. Massaro, Mr. Padovano, Mr. Terhune

Meeting called to order at 7:30 p.m.

Roll call, announcement of proper notice of meeting, salute to the flag

Minutes:

Motion to waive the reading of the August minutes: Mr. Baron Second: Mr. Botten

Motion passes

Motion to approve the August minutes: Mr. Baron Second: Mr. Russell

Passed by a vote of 8 yes (Baron, Chace, Chung, Minichiello, Petti, Russell, Stenken, Botten)

0 no

Motion to waive the reading of the September minutes: Mr. Botten Second: Mr. Stenken

Motion passes

Motion to approve the September minutes: Mr. Stenken Second: Mr. Petti

Passed by a vote of 6 yes (Chace, Chung, Cassano, Petti, Stenken, Botten)

0 no

Motion to waive the reading of the October minutes: Mr. Baron Second: Mr. Botten

Motion passes

Motion to approve the October minutes: Mr. Minichiello Second: Mr. Petti

Passed by a vote of 9 yes (Baron, Chace, Chung, Cassano, Minichiello, Petti, Russell, Stenken, Botten)

0 no

Resolutions:

File#2014-12 Kulite Semiconductor Products, Inc 127 Spring Street

Motion to waive the reading of the resolution: Mr. Stenken Second: Mr. Petti

Motion passes

Motion to approve the resolution: Mr. Stenken Second: Mr. Petti

Passed by a vote of 7 yes (Chace, Chung, Cassano, Petti, Russell, Stenken, Roland)

1 no (Botten)

File#2014-13 Pooch Parlor, 336 Broad Avenue

Motion to waive the reading of the resolution: Mr. Baron Second: Mr. Botten

Motion passes

Motion to approve the resolution: Mr. Baron Second: Mr. Minichiello

Passed by a vote of 10 yes (Baron, Chace, Chung, Cassano, Minichiello, Petti, Russell, Stenken, Botten, Roland)

0 no

File#2014-14 Soloist Music, 265 Fort Lee Road

Motion to waive the reading of the resolution: Mr. Minichiello Second: Mr. Stenken

Motion passes

Motion to approve the resolution: Mr. Minichiello Second: Mr. Botten

Passed by a vote of 9 yes (Baron, Chace, Cassano, Minichiello, Petti, Russell, Stenken, Botten, Roland)

0 no

Old Business:

File#2014-11 313 Woodland Place, LLC Block 901 Lot 6

The applicant requested a continuance to the December 17th meeting. The following board members votes yes for the continuance: Baron, Chace, Chung, Cassano, Minichiello, Petti, Russell, Stenken, Botten, Roland. This case will be heard on December 17th

File#2014-15 Lorraine Massey, 340 Magnolia Place

The applicant is proposing a small addition to the front entrance of the home, expanding the attic floor area and the construction of a new rear deck.

Nile Cain, architect for the applicant was sworn in and gave testimony. The applicant was informed that engineering must approve all drainage. Mr. Cain stated that the applicant needs a bulk variance for side yard setbacks, rear yard setback and lot coverage. Mr. Cain was informed that if the applicant installs a fence she must place the fence posts on the inside of her property and the good side of the fence must face her neighbors. The applicant will be using her attic as a writing studio.

The meeting was open to the public. The following person came forward:

Arthur Zayet 125 Reldeys Avenue

Asked the board members if they looked at this property and if they felt the proposed entryway fit in with the neighborhood.

The public portion of the meeting was then closed. There was a board discussion.

Motion to approve with the provision that board engineer Mr. Costa will approve all drainage.

The motion was made by Mr. Botten. Second: Mr. Russell

Passed by a vote of 9 yes (Baron, Cassano, Chace, Chung, Minichiello, Petti, Russell, Stenken, Botten)

0 no

New Applications:

File#2014-16 Mr. & Mrs. Anthony Vassallo, 396 Park Avenue

The applicant is proposing a new entryway to the side of the home facing Paulin Boulevard.

Anthony and Julie Vassallo (applicants) were sworn in. Peter Pulice, architect for the applicants was also sworn in. Marked as evidence was:

A1-single page showing 2 front yards

Mr. Pulice testified that the design of the foyer is in keeping with the architectural design of the home.

The meeting was open to the public. No one came forward. The public portion of the meeting was then closed. There was a board discussion.

Motion to approve: Mr. Stenken Second: Mr. Minichiello

Passed by a vote of 9 yes (Baron, Chace, Chung, Cassano, Minichiello, Petti, Russell, Stenken, Botten)

0 no

File#2014-18 H-Mart Leonia, LLC 315 Broad Avenue

Sungmi Park, attorney for the applicant addressed the board. The applicant is seeking a change of occupancy. H-Mart currently owns 44 stores in 11 states. The change of occupancy is supermarket to supermarket. They will be carrying a full line of food and groceries, including organic.

Sworn in was Junghun Ahn, asset manager. He described the existing plan of the store and the future layout of the store. The applicant will be removing the signs that cover the windows. The footprint will stay the same for the present time except they will be reinstating the fish department. The deli section will stay open. Hours of operation will be 8:00 a.m. until 10:00 p.m. seven days a week. The total number of employees will be 20. The grocery will not provide a delivery service.

The applicant was informed that they are prohibited from having deliveries on Fort Lee Road. The delivery of merchandise is from 9:00 a.m. until 2:00 p.m. at the loading area in the front of the store. They were further informed that they must purchase 12 parking spaces in the municipal lots. They must also retrieve all shopping carts and pass inspection from the health department. The meeting was open to the public for comments. The following people came forward:

Anthony Vasallo 396 Park Avenue

Asked the applicant to consider home delivery

Anthony Brito 346 Elm Place

Asked about their hiring practices and if they would continue the old stores practice of diversity in hiring

The public portion of the meeting was then closed. There was a board discussion.

Motion to approve: Mr. Chung Second: Mr. Petti

Passed by a vote of 9 yes (Baron, Chace, Chung, Cassano, Minichiello, Petti, Russell, Stenken, Botten)

0 no

Board Business:

Mr. Minichiello asked for an update on the tree ordinance. He was informed that it is still being reviewed and then will be sent back to the Mayor and Council.

Motion to adjourn: Mr. Minichiello Second: Mr. Botten

Meeting adjourned at 9:05 p.m.

Respectfully submitted:

Tina Evans

